

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS

DIVISION 3000. PURPOSE

The unincorporated areas of Williamson County, Tennessee area hereby divided into zoning districts of such number and character as area necessary to achieve compatibility of uses within each district, to implement the Official Williamson County Growth Management Plan, and to achieve the other purposed of this Ordinance. (See Article I)

DIVISION 3100. ZONING DISTRICTS

For the purpose of this Ordinance, all land and water areas in the County are hereby divided into zoning districts which shall be designated as follows:

- Rural (R) District
- Estate (E) District
- Suburban Estate (SE) District
- Suburban (S) District
- Neighborhood Conservation (NC) District (See Section 3305)
- Crossroads Center (CC) District
- Mobile Home (MH) District
- Restricted Single-Family (RS) Floating District
- Urban (U) Floating District
- Airport Overlay Zone (AP) District
- Mining Overlay Zone (M) District
- Interchange (IC) Overlay District

DIVISION 3200. MAP OF ZONING DISTRICTS

Zoning districts established by this Ordinance are as shown on the Office Zoning Map of Williamson County, which, together with all explanatory materials thereon, is hereby made a part of this Ordinance.

SECTION 3201. INTERPRETATION OF DISTRICT BOUNDARIES.

The following rules shall be used to determine the precise location of any zone boundary shown on the Official Zoning Map of Williamson County:

A. Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.

B. Boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerlines of such streets or railroad lines.

C. Boundary lines which follow or approximately follow platted lot lines or other property lines as shown on the Williamson County Tax Maps shall be construed as following such lines.

D. Boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing water courses shall be construed as following the channel centerline of such water courses, and, in the event of a natural change in the location of such streams, rivers, or other water courses, the zone boundary shall be construed as moving with the channel centerline.

E. Boundaries shown as following or approximately following ridgelines or watersheds shall be construed as following such lines.

F. Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed in paragraphs A through E above shall be construed to be parallel to such features and at such distances therefrom as are shown on the Official Zoning map.

DIVISION 3300. STATEMENT OF PURPOSE AND INTENT OF CONVENTIONAL ZONING DISTRICTS

The following sections specify the purpose and intent of the conventional zoning districts established by this Ordinance.

SECTION 3301. RURAL (R) DISTRICT

This district is intended to permit development in keeping with the RURAL character of most of unincorporated areas of the County. The standards of this district ensure the development of these areas in a fashion that either permanently protects these areas or permits an interim use that will easily permit further development at the appropriate time. This district is particularly appropriate for areas with rough terrain and few public services.

Commentary: This district is used to provide a very low density residential area for those who want to live in a rural environment and who preserve sufficient land in each development to preserve the character of the district. Since, at most, only twenty-five (25) percent of the County is required to serve the development needs of the entire County until the year 2005, it is possible to accommodate the wishes of those who desire this type of living environment in appropriate areas of the County.

SECTION 3302. ESTATE (E) DISTRICT

This district is intended to promote the development of areas with an Estate character by putting homes on large lots and allowing horses and other animals to be kept on the lots. Development is intended to be served by septic systems and the densities are such that sufficient area is available for replacement septic field, should failure occur.

Commentary: This district accommodates estate-type residential development at very low densities to ensure that these areas have a low enough density that septic systems can be maintained. The poor soils and history of septic failures in Williamson County make it obvious that one acre lots (which have been the standard lot size for septic systems in the past) cannot adequately protect residents from septic failures. Many of these areas have had to be annexed in order to supply sewer service as a means of protecting the health and investment of home owners.

SECTION 3303. SUBURBAN ESTATE (SE) DISTRICT

This district is intended to provide for low density SUBURBAN development in a superior living environment. This area is intended to be served with public water, and septic systems shall be used for waste

treatment in conventional developments. Resource conservation developments or planned resource conservation developments will require community sewer systems. Required open space is extensive in this district, and this open space is designed to create a more rural image than is generally associated with suburban development. This results in a SUBURBAN area with many of the attributes of ESTATE living.

Commentary: The traditional form of development in Williamson County has been a one acre lot with a septic system. This development has had numerous failures of septic systems and other environmental problems. The suburban estate district is designed to permit similar development in a safe and healthful manner.

SECTION 3304. SUBURBAN (S) DISTRICT

This district is intended to provide for moderate intensity residential, commercial, office, and industrial development for future population growth in the sewered areas of unincorporated Williamson County. This district permits moderate density development in a manner consistent with the provision of a high-quality SUBURBAN character. Significant areas of open space shall be provided in this district in order to maintain this character. A public sewer system is required to service these development intensities.

SECTION 3305. NEIGHBORHOOD CONSERVATION (NC) DISTRICTS

These developments are intended to preserve the character of existing neighborhoods and developments in existence, or under construction, at the time of adoption of this Ordinance. They are designed to prevent these neighborhoods and subdivisions from becoming nonconforming under the terms of this Ordinance. These districts are also intended to provide for minor in-filling of existing neighborhoods consistent with their zoning and character at the time of enactment of this Ordinance. Such neighborhoods are relatively stable and uniform in character. The regulations of this Ordinance permit future development consistent with existing character. Areas identified as having a stable and fixed character will be allowed to continue to exist and develop under the general regulations governing their original design and construction, or under the actual plat plans previously approved. Neighborhood Conservation Districts consist of NC 1A, NC 22, and NCP districts to provide for the conservation of neighborhoods consisting of different lot sizes.

Neighborhood Conservation Districts with a "T" designation will permit single-wide mobile homes to be placed on the lots permitted within the district. Otherwise, though, these districts will have all the same standards and regulations as those districts without the "T" designation.

Commentary: The use of the various Neighborhood Conservation Districts is as follows:

NC 1A = 40,000 square foot lots

NC 22 = 22,000 square foot lots

NCT = one (1) acre lots permitting mobile homes and conventional single-family homes

NCP = Open Space Residential Developments (OSRDs) and Planned Developments existing as of the effective date of this Ordinance.

SECTION 3306. CROSSROADS CENTER (CC) DISTRICT

This district is intended for use in the crossroad centers such as Leipers Fork and Thompson Station, where new commercial development or redevelopment that would serve rural areas of the County is encouraged, but where the design and layout of the proposed new developments or redevelopments must be blended into the unique scale and character of the community to protect and enrich the unique qualities of these areas.

SECTION 3307. MOBILE HOMES (MH) DISTRICT

This district is intended to provide locations for mobile home parks and mobile home subdivisions within a district which is distinct from conventional residential districts so as to minimize land use conflicts.

SECTION 3308. AIRPORT (AP) OVERLAY DISTRICT

This district is an overlay zone that modifies the use of land as permitted in the underlying zoning district. It is intended to accomplish two objectives. The first is to ensure that land uses in the flight paths and noise ones are compatible with the use of the airport and hazards associated with the flight operations of the airport. The second is to prevent residential uses of any significant intensity from developing in these areas and subsequently complaining about the noise and hazards of the airport, thereby requiring the public to take measures to correct a problem of their own making, or limiting the operations of the airport to the detriment of the County as a whole. (Note: specifications of this district will be provided once an airport is approved for construction.)

SECTION 3309. MINING (M) OVERLAY DISTRICT

This district is intended to provide for mining activities in limited portions of the County without the need for approval as a conditional use.

SECTION 3310. INTERCHANGE (IC) OVERLAY DISTRICT*

This district was developed as a strategy to address the impacts of SR-840. The intent of the district is to allow flexibility in the future development of the various SR-840 interchanges while discouraging the speculative land development patterns that can accompany such locations. In order to accomplish this end, the number of permitted uses allowed within the district will be highly limited. A wider variety of uses, largely highway-service and office-oriented uses, will be subject to site plan review by the Planning Commission as conditional uses. It is not anticipated that every SR-840 interchange will be suited to this district, and such a district will only be adopted after completion of a detailed land use study of the interchange area.

Commentary: Historically, the opening of interchanges in areas of limited infrastructure yielded developments driven somewhat by speculative impulses that over time may not be sustainable (I-65 @ Goose Creek Bypass is a notable example). The intent of this district is to address these impulses by providing that in most instances, uses be subject to the conditional use process. During the Site Plan review that is necessarily a part of this review, the Planning Commission will be in the position to monitor closely the emerging development patterns and implement the design criteria articulated by this Ordinance.

DIVISION 3400. STATEMENT OF PURPOSE AND INTENT OF FLOATING ZONES

Floating zones are zones which have areas designated for them in the Williamson County Comprehensive Plan, but which are not mapped in detail at the time of adoption of the comprehensive revision to the Williamson County Zoning Ordinance and Map. The purpose of the designated floating zones is to permit the mapping of areas for land uses that require extensive public infra-structure improvements whose final locations were not yet determined as of the adoption of this Ordinance.

Designation on the Official Zoning Map at the time of the adoption of this Ordinance would potentially mislead landowners and investors as to ultimate development potential of the designated property. The use of a floating zone provides a mechanism for the establishment of the district in appropriate areas, limits the areas to be zoned, and sets conditions that must be met by any development proposal seeking such a floating zone designation. Further, the procedure for the establishment of a floating zone is two-staged so that the cost of the initial request is not unduly prohibitive.

SECTION 3410. APPLICABILITY FOR FLOATING ZONE

Any floating zone shall comply with the conditions listed in Article IX.

SECTION 3420. DESIGNATION OF THE URBAN (U) DISTRICT FLOATING ZONE

The Urban (U) District shall be a floating zone. The Urban district is intended to provide for high intensity commercial, office, and industrial development within the County Core area (See Chapter II of the Williamson County Comprehensive Plan). It does require sewer service. The regulations of this district are designed to require high-quality and strongly-integrated developments which effectively extend the depth of intensive development significantly beyond depths associated with traditional frontage-oriented projects.

Commentary: The County Core concept and its importance for Williamson County are discussed in the Comprehensive Plan. The Urban (U) district is intended solely for the intersection of primary transportation routes. It is designed to facilitate the efficient concentration of large-scale uses, such as major shopping centers and office parks, and the integration of traditional intersection-oriented uses, such as motels and restaurants, into such developments.

SECTION 3430. DESIGNATION OF THE RESTRICTED SINGLE FAMILY (RS) DISTRICT FLOATING ZONE

The Restricted Single Family (RS) District shall be a floating zone. This district is intended to provide locations for more affordable single-family detached housing by reserving areas which are suitable for lots in a subdivision of half-acre density served by individual septic systems.*

Commentary: *Few areas within Williamson County contain soils of sufficient composition and depth to adequately support individual septic systems for lots in a subdivision of half-acre density. The Restricted Single Family District is intended reserve certain of these areas for single family detached housing which can take advantage of the lower cost of septic systems as compared to sanitary sewer systems.

DIVISION 3500.* ESTABLISHMENT OF ZONING FOR PARCELS DE- ANNEXED BY MUNICIPALITIES OF WILLIAMSON COUNTY

Upon notification of legal de-annexation by any municipality of Williamson County of any parcel, said parcel shall be a part of Williamson County's jurisdiction. In order to assure that this parcel conforms to the Comprehensive Plan for Williamson County, the following zoning provisions shall apply:

- A. Upon notification of legal de-annexation, said parcel shall be designated a part of the Estate (E) Zoning District.
- B. No Later than sixty (60) days following this notice of legal de-annexation, Williamson County Regional Planning Commission shall recommend to the Williamson County Commission a zoning classification that conforms to the Comprehensive Plan for Williamson County. Procedure shall be in conformance with Section 9310 of the Williamson County Zoning Ordinance.
- C. The Williamson County Commission shall act on said recommendation, as required by Section 9310 of the Williamson County Zoning Ordinance.

AMENDMENTS

ARTICLE III

| Section/Division | Date | Book/Page | Topic |
|-------------------------|-------------|------------------|------------------------------|
| 3430 | 07-16-90 | 14/537 | RSF Commentary |
| 3500 | 01-13-92 | 15/174 | Zoning for de-annexed parcel |
| 3100 | 11-08-99 | 19/379 | Interchange Overlay District |
| 3310 | 11-08-9 | 19/379 | Interchange Overlay District |